

# STEWART & WATSON

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**15 SEAFIELD ROAD**  
*LINTMILL, BY CULLEN, AB56 4XS*



### *Traditional Terraced Dwellinghouse*

- Semi-rural hamlet on outskirts of coastal town.
- Full D.G & electric heating
- Hallway, Lounge with open fire, Kitchen
- Bathroom & 3 Bedrooms.
- Enclosed front garden. Rear yard.

***Offers Over £92,000***  
***Home Report Valuation £92,000***

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## 15 SEAFIELD ROAD, LINTMILL, BY CULLEN, AB56 4XS

### TYPE OF PROPERTY

We offer for sale this traditional style terraced dwellinghouse, which is situated in a peaceful location within the small semi-rural hamlet of Lintmill, which is on the outskirts of the picturesque coastal town of Cullen. The property offers accommodation over two floors and benefits from double-glazing and electric heating being installed. A modern selection of units have been fitted in the kitchen and a white suite has been fitted in the bathroom but the cottage would be enhanced by further upgrading works being completed. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are to be included in the sale price.

### ACCOMMODATION

#### Hallway

Enter through wooden exterior door into the hallway. Door to the lounge. The staircase gives access from this area to the first floor accommodation.

#### Lounge

3.92 m x 3.52 m

Front facing window. Tiled fireplace and hearth suitable for open fire. Built-in cupboard with fitted shelving. Doors to the rear hallway and bedroom 3.



#### Bedroom 3

3.62 m x 2.47 m

Rear facing window.



#### Rear Hallway

This area has doors to the lounge, kitchen and bathroom. Glass panelled exterior door giving access to the rear of the property.

#### Kitchen

2.56 m x 2.55 m

Rear facing Velux style roof window. Fitted with a modern selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Splashback wall tiling. Built-in cupboard housing the hot water tank.



**Bathroom**

**2.77 m x 1.40 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling within the bath/shower area.

The first floor accommodation has some coombed ceilings and measurements are given at widest points.

**Bedroom 1**

**3.60 m x 3.46 m**

Double size bedroom with front facing Velux style roof window giving views over a wooded area toward the burn.



**Bedroom 2**

**3.00 m x 2.08 m**

Rear facing Velux style roof window.



**Staircase**

A carpeted staircase gives access from the entrance hallway to the first floor accommodation. The landing has a front facing Velux style roof window and doors to bedroom 1 and bedroom 2.

## **OUTSIDE**

The property has garden areas to the front and rear. The front garden is mainly laid in grass with flower and hedge borders. Small courtyard area to the rear of the property.



## **SERVICES**

Mains water, electric and drainage.

## **ITEMS INCLUDED**

Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain.

## **Council Tax**

The property is registered as band A

## **EPC Banding**

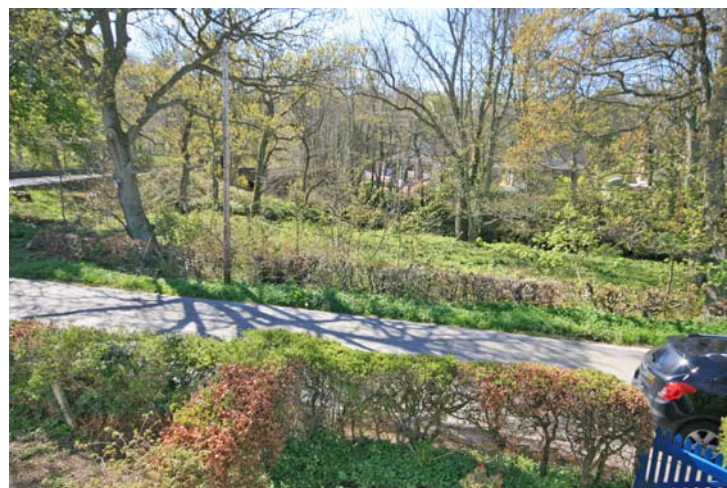
EPC= F

## **Viewing**

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



The view towards the burn from bedroom 1

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
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38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
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25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331